132.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,700 / 870,700
					USE VALUE:	870,700 / 870,700
					ASSESSED:	870,700 / 870,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WINDERMERE PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS PHILIP G & DEBORAH N
Owner 2:	
Owner 3:	
Street 1:	14 WINDERMERE PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1653 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6246.000	320,400	3,700	546,600	870,700
Total Card	0.143	320,400	3,700	546,600	870,700
Total Parcel	0.143	320,400	3,700	546,600	870,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.74 /Parcel: 526.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 85044

GIS Ref

GIS Ref

Insp Date 05/01/18

!10315!

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,400	3700	6,246.	546,600	870,700		Year end	12/23/2021
2021	101	FV	311,100	3700	6,246.	546,600	861,400		Year End Roll	12/10/2020
2020	101	FV	310,900	3700	6,246.	546,600	861,200	861,200	Year End Roll	12/18/2019
2019	101	FV	246,000	3700	6,246.	577,000	826,700	826,700	Year End Roll	1/3/2019
2018	101	FV	245,500	3700	6,246.	425,200	674,400	674,400	Year End Roll	12/20/2017
2017	101	FV	245,500	3700	6,246.	406,900	656,100	656,100	Year End Roll	1/3/2017
2016	101	FV	245,500	3700	6,246.	376,600	625,800	625,800	Year End	1/4/2016
2015	101	FV	232,100	3700	6,246.	315,800	551,600	551,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:30:17

LAST REV

Date	Time
05/16/18	14:20:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11685-608		6/2/1969			No	No		N

USER DEFINED

Prior Id # 1:	85044
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	869	Redo Bat	51,740	C				
9/18/2001	673	Wood-Sto	2,500	C				REPLACE WOODSTOVE
1/28/1993	23	Manual	1,000					PIPE IN FLUE
9/2/1992	420	Manual	1,000					NEW BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	MEAS&NOTICE	CC	Chris C
3/11/2009	Meas/Inspect	372	PATRIOT
12/4/2008	Measured	163	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
5/12/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6246		Sq. Ft.	Site		0	90.	0.97	10									546,642						546,600	

Total AC/HA:	0.14339	Total SF/SM:	6246	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	546,642	Spl Credit		Total:	546,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22439814
Const Adj.:	1.01737344
Adj $ / SQ:	168.165
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464372
Depreciation:	143955
Depreciated Total:	320416

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

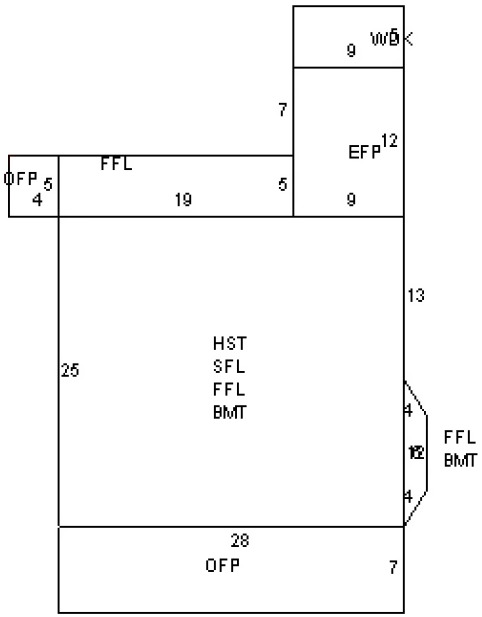
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.98
Special Features:	0	Val/Su Net:	109.91
Final Total:	320400	Val/Su SzAd	175.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	813	168.170	136,719
BMT	Basement	718	50.450	36,223
SFL	Second Floor	665	168.170	111,830
HST	Half Story	350	134.530	47,086
OFP	Open Porch	216	24.560	5,305
EFP	Enclos Porch	108	53.340	5,761
WDK	Deck	45	16.280	733

Net Sketched Area:	2,915	Total:	343,657
Size Ad	1828	Gross Area	3300	FinArea	1653
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1935	22.72	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700